

**Sandy City Community Development Department**  
**10000 S. Centennial Pkwy, Ste. 210**  
**Sandy, Utah 84070**  
**Phone: 801-568-7251 Fax: 801-568-7278**



## **Residential Plan Submittal Requirements**

The following plan review items are required to obtain a building permit for a new home, home addition or to build an accessory structure (garage, shed, etc.). Including these items on your plans will speed up the review process.

### **Sandy City currently enforces the 2012 ICC Codes and plans must reflect that**

1. Compete, drawn to scale plot plan with lot dimensions, distances to property lines and accessory buildings and/or decks shown on plan.
2. Topographical plan showing lot contours on lots with hillsides or slopes to determining buildable limits and compliance with Sandy City Sensitive Area Overlay Zone restrictions.
3. Elevations of top back of curb and garage floor slab to determine if driveway is in compliance with Sandy City's regulations: 2% minimum slope and 12% maximum slope away from the house. Downslope is not allowed
4. All rooms or portions thereof must be dimensioned and drawn to scale.
5. Provide detailed architectural plans showing all proposed uses with window and door sizes throughout.
6. Provide complete floor framing and roof framing plans to show joist and rafter direction, spacing and construction details.
7. Provide typical wall section, showing wall, roof, footing, foundation and reinforcement.
8. Exterior walls (shearwalls) must comply with IRC or walls must have lateral analysis by an engineer licensed by the State of Utah.
9. Provide stair detail (minimum/maximum rise/run; nosing information ; headroom; guard/hand rail height)
10. Heat Loss Calculations (Manual J&D, Heating/Cooling system details)
11. RESCheck (Utah Energy Conservations Code)
12. Provide complete engineer stamped truss details.
13. Show load or structural implications from existing home or structures adjacent to additions or remodels that will affect the design or construction of such addition.
14. Provide or show on plans all materials listed to be used in the construction of the project.
15. Any addition or remodel of a residential occupancy requires the installation of a battery powered smoke detector on each level and in each sleeping room. Carbon monoxide detectors need to be on each level where sleeping rooms are located.